

051.0

Map

0004

Block

0008.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 958,600 /

USE VALUE: 958,600 /

ASSESSed: 958,600 /

Total Card /

Total Parcel

958,600

958,600

958,600

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

2 -6

COURT ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TREETOP ACQUISITION LLC

Owner 2:

Owner 3:

Street 1: 100 TOWER OFFICE PARK

Street 2: SUITE I

Twn/City: WOBURN

St/Prov: MA

Cntry

Own Occ: N

Postal: 01801

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

105

6090.000

557,800

400,800

958,600

Total Card

0.140

557,800

400,800

958,600

Total Parcel

0.140

557,800

400,800

958,600

Source: Market Adj Cost

Total Value per SQ unit /Card: 203.01

/Parcel: 203.01

Legal Description

User Acct

35580

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

051.0-0004-0008.A

!4281!

PREVIOUS OWNER

Owner 1: URQUHART STEPHEN P--ETAL -

Owner 2: URQUHART KATHERINE M -

Street 1: 4 COURT ST PL

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

105

FV

557,800

0

6,090.

400,800

958,600

Year end

12/23/2021

2021

105

FV

532,200

0

6,090.

400,800

933,000

Year End Roll

12/10/2020

2020

105

FV

532,700

0

6,090.

400,800

933,500

933,500

Year End Roll

12/18/2019

2019

105

FV

420,700

0

6,090.

400,800

821,500

821,500

Year End Roll

1/3/2019

2018

105

FV

420,700

0

6,090.

269,100

689,800

689,800

Year End Roll

12/20/2017

2017

105

FV

394,300

0

6,090.

257,700

652,000

652,000

Year End Roll

1/3/2017

2016

105

FV

394,300

0

6,090.

234,800

629,100

629,100

Year End

1/4/2016

2015

105

FV

350,900

0

6,090.

188,900

539,800

539,800

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

URQUHART STEPHE

75595-359

1

9/11/2020

Change>Sale

1,450,000

No

No

13846-354

11/1/1979

50,000

No

No

A

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Influ

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

105

Three Fam.

6090

Sq. Ft.

Site

0

70.

0.94

11

Road Co

-5

400,797

400,800

Building Permits

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

9/9/2020

1057

Add Bath

450,000

O

9/9/2020

1058

Add Bath

330,000

O

9/9/2020

1059

Add Bath

330,000

O

ACTIVITY INFORMATION

Date

Result

By

Name

11/19/2020

SQ Mailed

MM

Mary M

10/4/2018

MEAS&NOTICE

PH

Patrick H

5/20/2009

Measured

197

PATRIOT

2/3/2000

Inspected

276

PATRIOT

1/6/2000

Mailer Sent

1/5/2000

Measured

277

PATRIOT

7/30/1993

AS

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.13981

Total SF/SM: 6090

Parcel LUC: 105

Three Fam.

Prime NB Desc

ARLINGTON

Total: 400,797

Spl Credit

Total: 400,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023



AssessPro Patriot Properties, Inc